095.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,008,300 / 1,008,300
					USE VALUE:	1,008,300 / 1,008,300
					ASSESSED:	1,008,300 / 1,008,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAPTISTA RAFAEL J/ETAL
Owner 2:	BAPTISTA ZOE S
Owner 3:	
Street 1:	35 FALMOUTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,598 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Stucco Exterior and 1931 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12598.000	449,700		558,600	1,008,300
Total Card	0.289	449,700		558,600	1,008,300
Total Parcel	0.289	449,700		558,600	1,008,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.16 | /Parcel: 522.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62210

GIS Ref

GIS Ref

Insp Date 02/11/09

!7795!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	449,700	0	12,598.	558,600	1,008,300	1,008,300	Year End Roll	12/18/2019
2019	101	FV	338,800	0	12,598.	558,600	897,400	897,400	Year End Roll	1/3/2019
2018	101	FV	338,800	0	12,598.	478,800	817,600	817,600	Year End Roll	12/20/2017
2017	101	FV	338,800	0	12,598.	446,800	785,600	785,600	Year End Roll	1/3/2017
2016	101	FV	338,800	0	12,598.	383,000	721,800	721,800	Year End	1/4/2016
2015	101	FV	327,700	0	12,598.	343,100	670,800	670,800	Year End Roll	12/11/2014
2014	101	FV	327,700	0	12,598.	317,600	645,300	645,300	Year End Roll	12/16/2013
2013	101	FV	327,700	0	12,598.	302,800	630,500	630,500		12/13/2012

PRINT

Date	Time
12/10/20	22:24:11

LAST REV

Date	Time
06/15/16	15:34:27
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7795

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINLAN WILLIAM	25664-277		9/18/1995		305,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2015	733	Re-Roof	9,768					Remove old roof an
2/25/2015	196	Redo Bat	15,400					Demo and install n

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
2/11/2009	Meas/Inspect	294	PATRIOT
11/18/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12598		Sq. Ft.	Site		0	70.	0.63	4									558,561						558,600	

Total AC/HA: 0.28921 | Total SF/SM: 12598 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 558,561 | Spl Credit | Total: 558,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19375968
Const Adj.:	0.99989998
Adj $ / SQ:	149.205
Other Features:	79020
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552428
Depreciation:	102752
Depreciated Total:	449676

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

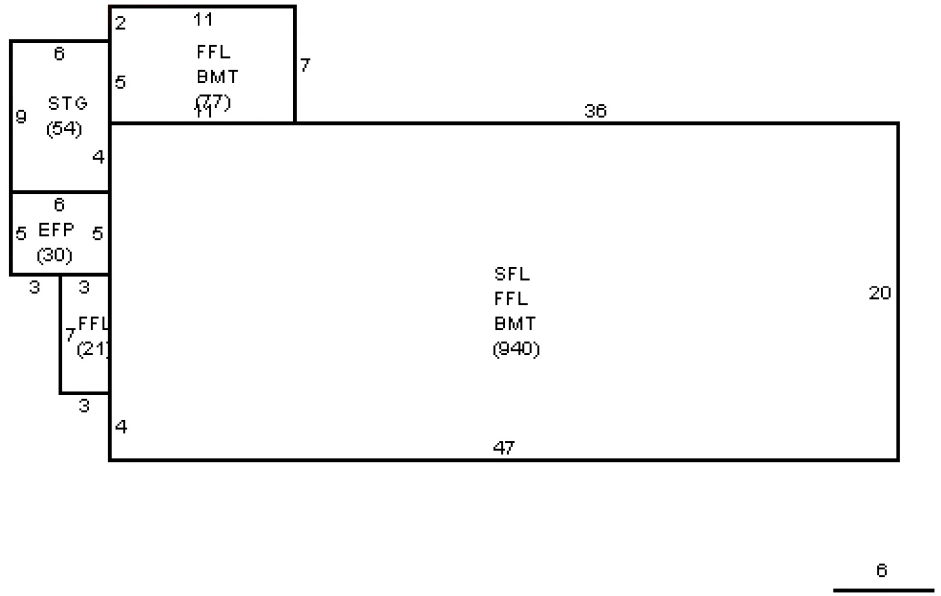
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	198.44
Special Features:	0	Val/Su Net:	148.32
Final Total:	449700	Val/Su SzAd	232.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,038	149.210	154,875
BMT	Basement	1,017	44.760	45,522
SFL	Second Floor	893	149.210	133,240
STG	Storage	54	9.700	524
EFP	Enclos Porch	30	72.590	2,178
Net Sketched Area:		3,032	Total:	336,339
Size Ad	1931	Gross Are	3079	FinArea 1931

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: